


URBAN RENEWAL: THE NEXT PHASE OF PARTNERSHIP

Colorado Municipal League Conference
June 22, 2017



Katherine Correll
Downtown Colorado, Inc. Executive Director
Welcome and Introductions





Colorado's Resource for Urban Renewal

Information & Advocacy	Educational Events	Technical Assistance
Updates and news that impacts downtowns	Monthly interactive dialogues	Onsite teams create action plans with comprehensive approach
Clearinghouse of resources and tools	Opportunities private workshops	Quarterly guidance for community and economic development
Taking a position on relevant legislation	Vital Downtowns Conference	
	Annual Members' Meeting	



DCI URA Membership

2017 Benefits of Membership

- Monthly URA Conference Calls
- Access to Colorado Urban Renewal Partners Group
- Customizable Public Education Collateral
- 50% off DCI State-Wide Training July 14 & December 8
- Request On-site Facilitated Discussions & Training
- Promote your Case Studies & Successes
- Supporter the URA Services DCI Provides

Join us to continue
the conversation!

DCI Upcoming Events

- URA Board Training - July 14
- Rural URA Event - TBD Fall
- URA Board and Staff Training - Dec 8
- Vibrant Downtown IN THE GAME Event -
April 10-13, 2018



Steve Art

City of Wheat Ridge &
Vice-President, Downtown Colorado, Inc.

Colorado URA Committee 2017 Strategy





DCI URA Committee

Mission: Provide meaningful remote, on-site, and state-wide education and networking opportunities for URA staff, board, public, and legislators.

2017 URA Committee

Schedule: Second Thursday of the month at 8:30AM.

Leadership: Steve Art andCarolynne White



2017 URA Strategy

Connect:

- Producing an Urban Renewal Directory to link URA professionals and build a stronger network.
- Monthly Conference Calls
- Colorado Urban Renewal Partners Group
- Work with partner groups to identify ways to work together.

Showcase:

- Collect URA Project Impact Studies
- Complete URA Impact Study
- Present URA stories for URA Boards, City Councils, and the public.



2017 URA Impact Study

- To provide objective, credible data regarding the fiscal and economic impacts of urban renewal and tax increment financing to assist communities and taxing bodies in decision making regarding the use of tax increment and other tools to facilitate redevelopment
- To comparatively analyze various types of urban renewal areas (single project v. downtown; rural v. urban) in order to help create criteria and best practices to be used in determining how best to address a variety of community needs

Carolynne White
Brownstein Hyatt Farber Schreck &
URA Committee, Downtown Colorado, Inc.

Corey Hoffmann
Hoffmann, Parker, Wilson & Carberry, P.C.

The Next Phase of Partnership



Recent New Urban Renewal Legislation has changed how urban renewal is implemented

- **HB 15-1348**
 - Add new Board Members – County, school district, special district “seat at the table”
 - Negotiate/Mediate with Taxing Bodies re increment
- **SB 16-177**
 - “Cleanup”/“consensus” legislation
 - Address technical issues in HB 15-1248
 - Fix TABOR Language
- Specify procedures for mediation
- Did not change applicability language
- **SB 17-279**
 - Clarifies applicability language
 - “Bright line” test
 - 30 days to challenge substantial modification
 - 45 days for anything else

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Terminology/Nomenclature Matters

- For example:
 - Urban Renewal as the “*diversion*” of tax revenues. No!!
 - Definition of an “urban renewal plan” pursuant to C.R.S. § 31-25-103(9)
 - Definition of an “urban renewal project” pursuant to C.R.S. § 31-25-103(10)

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Challenges

- Identifying appropriate **contacts/coordination** with other taxing bodies
- Identifying and gathering appropriate **data** to gather and share to facilitate negotiation
- **Time** required to initiate conversations, gather data, share data, and bring conversations to conclusion
- Confidentiality in Executive Session
- Ability to Generate Quorums



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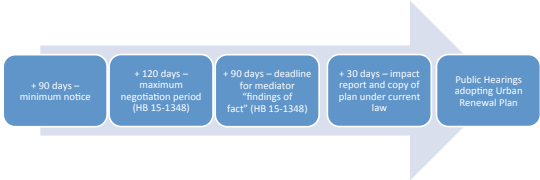
These Activities Require Time

- Time to initiate conversations
- Time to gather data
- Time to negotiate/discuss data and reach conclusions
- Time to draft and negotiate documents
- Time to prepare agendas and staff memos
- Time to bring new board members up to speed

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Timelines



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Different Perspectives:
Pre- v. Post- 1348 Plans

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Add slides

QUESTIONS?



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Thank you

Contact DCI Today!
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